

345.79 ACRES +/- (ADDITIONAL 386.09 ACRES +/- COMING SOON)

15401 OHIO RIVER SCENIC BYWAY

MANCHESTER, OH 45144

RENEWABLE ENERGY SITE



CORE
REAL ESTATE

JIM EVANS
CEO / BROKER

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SCOTT REID
PARASELL, INC.
OH - REC.2020005946
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In Association with ParaSell Inc.
A LICENSED OHIO BROKER
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PROPERTY SUMMARY

Located at 15401 Ohio River Scenic Byway, Manchester, OH. This power plant property spans 345.79 +/- acres with an additional 386.09 +/- acres available upon completion of remediation.

Potential Uses:

- Solar
- Battery Storage
- Hydrogen Plant
- Data Center
- Crypto Mining
- Industrial / Manufacturing

The property boasts robust infrastructure and high capacity public utilities.

ADDRESS

115401 OHIO RIVER SCENIC BYWAY
MANCHESTER, OH 45144

PROPERTY TYPE

RENEWABLE ENERGY SITE

SITE AREA

345.79 ACRES +/-
386.09 ACRES +/- COMING SOON

SOLAR CAPACITY

TBD

WATER CAPACITY

TBD

GAS CAPACITY

AVAILABLE

MOORING PIERS

48 +/- (DOCK PERMIT)

SEWER

ADAMS COUNTY



SITE OVERVIEW



Curve Data

L = 350.01'
R = 11691.61'
 $\Delta = 1^{\circ}42'55''$
C = S 55°28'23" E
350.00'

Curve Data

L = 483.36'
R = 11240.09'
 $\Delta = 2^{\circ}04'40''$
C = S 54°45'13" E
483.33'

Curve Data

L = 603.03'
R = 2684.71'
 $\Delta = 9^{\circ}59'26''$
C = S 47°16'41" E
502.39'

Curve Data

L = 621.62'
R = 270.92'
 $\Delta = 89^{\circ}11'49''$
C = S 12°10'08" E
350.22'

Curve Data

L = 483.36'
R = 11240.09'
 $\Delta = 2^{\circ}04'40''$
C = S 54°45'13" E
483.33'

Legend

- Point Denoting Direction Change
- $\frac{1}{8}$ " Ø Rebar With $\frac{1}{4}$ " I.D. Cap Found "LRP PS 6067"
- $\frac{1}{8}$ " Ø Rebar With $\frac{1}{2}$ " I.D. Cap Set "LRP PS 6067"
- Magnetic Nail Found Below Pavement Surface
- N/F Now or Formerly
- P.O.B. Point of Beginning
- A.P.N. Auditors Parcel Number
- O.R. Official Record
- D.B. Deed Book

LINE	BEARING	DISTANCE
L1	N 38°26'12" W	25.98'
L2	N 35°58'15" W	216.71'
L3	N 38°22'30" W	475.76'
L4	N 34°55'55" W	95.62'
L5	N 39°18'34" W	221.77'
L6	N 43°16'39" W	172.13'
L7	N 43°06'50" W	425.92'
L8	N 48°22'16" W	60.74'
L9	N 43°06'59" W	343.06'
L10	N 46°25'45" W	627.93'
L11	N 45°01'54" W	674.61'
L12	N 43°38'39" W	510.86'
L13	N 44°32'26" W	459.01'
L14	N 46°22'04" W	424.94'
L15	N 51°33'12" W	329.15'
L16	N 49°07'28" W	303.40'
L17	N 78°51'57" W	194.99'
L18	N 70°55'45" W	125.91'
L19	N 66°33'01" W	205.93'
L20	N 55°12'29" W	195.76'
L21	N 50°21'30" W	631.72'
L22	N 52°26'25" W	132.97'
L23	N 42°45'45" W	231.06'
L24	N 38°40'08" W	537.32'
L25	N 41°09'37" W	734.20'

LINE	BEARING	DISTANCE
L1	N 38°28'12" W	25.98
L2	N 35°58'15" W	216.71
L3	N 38°22'30" W	475.76
L4	N 35°53'30" W	90.95
L5	N 38°19'34" W	221.73
L6	N 43°16'39" W	127.12
L7	N 43°06'50" W	425.92
L8	N 48°22'16" W	60.74
L9	N 43°06'39" W	343.06
L10	N 48°45'44" W	224.55
L11	N 45°05'14" W	674.61
L12	N 43°38'39" W	510.86
L13	N 44°32'26" W	459.01
L14	N 46°27'20" W	324.45
L15	N 43°13'12" W	428.18
L16	N 49°07'28" W	303.40
L17	N 78°51'57" W	194.99
L18	N 70°55'45" W	125.91
L19	N 66°30'13" W	205.83
L20	N 72°22'47" W	122.27
L21	N 50°21'30" W	631.72
L22	N 52°26'25" W	132.97
L23	E 42°45'45" W	231.06
L24	N 38°40'06" W	537.32
L25	N 38°09'30" W	73.37
L26	N 38°28'12" W	293.33

- Point Denoting Direction Change
- ⊗ ½" Ø Rebar With 1½" I. D. Cap Found "LRP PS 6067"
- ⊗ ¾" Ø Rebar With 1½" I. D. Cap Set "LRP PS 6067"
- ⊗ Magnetic Nail Found Below Pavement Surface
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1. This is a boundary survey pursuant to Chapter 4733-37 of the Ohio Administrative Code.
2. No title or plat furnished.
3. This survey does not purport to reflect all easements and/or encumbrances affecting the title to the subject property.
4. This survey does not reflect all visible or subsurface improvements.
5. North & Coordinate based on the Ohio State Plane South Zone 1983, 2011. Distances are at Ground.
6. No zoning requirements were examined or verified for this survey.
7. Evidence of occupation (if any) found along boundary lines are noted.
8. This survey was not checked or reviewed for FEMA (SHFHA) Special Flood Hazard Area Encroachment.
9. Monuments found are in good condition or as noted.
10. Kentucky – Ohio State Line Per 44 U.S.C. 335, 10 Stat. 588, 62 Led.2d 530' State of OHIO, Plaintiff vs Commonwealth of KENTUCKY, No. 27, Orig., Argued Dec. 3, 1979, Decided Jan. 21, 1980, Rehearing Denied March 17, 1980.

This is to certify that this survey and plat are in accordance with Chapter 4733-37 of the Ohio Administrative Code. The fieldwork was completed on March 23rd, 2022.

Loren R. Purdom
Professional Surveyor #6067
State Of Ohio



0	Date of Survey	03-23-2022
Rev.	Description	Date
Drawn By: L. R. Purdom		
Field: Tom Royal & Rodney Cooper		
Scale As Noted	Sheet Number: 1 of 1	

Boundary Survey
On the Property of
Grackle Development, LLC

Part of Virginia Military Survey 1621 & 1622
Monroe Township, Adams County, Ohio

1606 Dogwood Ridge Road, PO Box 220
Wheelersburg, Ohio 45694
Telephone: (740) 574-2534
Telecopier: (740) 574-2535
Email: loren.purdom@lrpurdom.com

*Municipal, Industrial
Commercial, Residential
& Transportation*









LOCATION OVERVIEW

INTERSTATE 275:	59.9 MILES
CINCINNATI:	77.8 MILES
LEXINGTON:	84.1 MILES

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No warranty or representation, expressed or implied, is made by CORE Real Estate / ParaSell Inc. as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, changes of price, withdrawals without notice, and to any specific conditions.

